

CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Carl Anthony Watts and  
Cornelia Wingate Watts  
113 Grey Oaks Court  
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four Hundred Twenty-One Thousand Four Hundred Twenty-Five and 00/100 Dollars (\$421,425.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **DONOVAN BUILDERS, LLC** (herein referred to as Grantor), grant, bargain, sell and convey unto **CARL ANTHONY WATTS and CORNELIA WINGATE WATTS** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 421, according to the Amended Plat of Grey Oaks, Sector 4, as recorded in Map Book 50, Page 23, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 10th day of December, 2019.

DONOVAN BUILDERS, LLC



BY: Jerrica Fletcher  
ITS: Authorized Agent


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent** of **Donovan Builders, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 10th day of December, 2019.

CHRISTINA NORWOOD  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
July 23, 2023

  
Notary Public  
My Commission Expires: \_\_\_\_\_

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

|                  |  |                            |   |
|------------------|--|----------------------------|---|
| Grantor's Name   | Donovan Builders, LLC                        | Grantee's Name             | CARL ANTHONY WATTS  |
| Mailing Address  | 3590-B HWY 31 S, PMB 178<br>Pelham, AL 35124 | Mailing Address            | CORNELIA WINGATE WATTS<br>113 Grey Oaks Court<br>Pelham, AL 35124 |
| Property Address | 113 Grey Oaks Court<br>Pelham, AL 35124      | Date of Sale               | December 10, 2019   |
|                  |  | Total Purchase Price \$    | 421,425.00  |
|                  |  | Or                         |   |
|                  |  | Actual Value \$            |   |
|                  |  | Or                         |   |
|                  |  | Assessor's Market Value \$ |   |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

|   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement |                                    |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

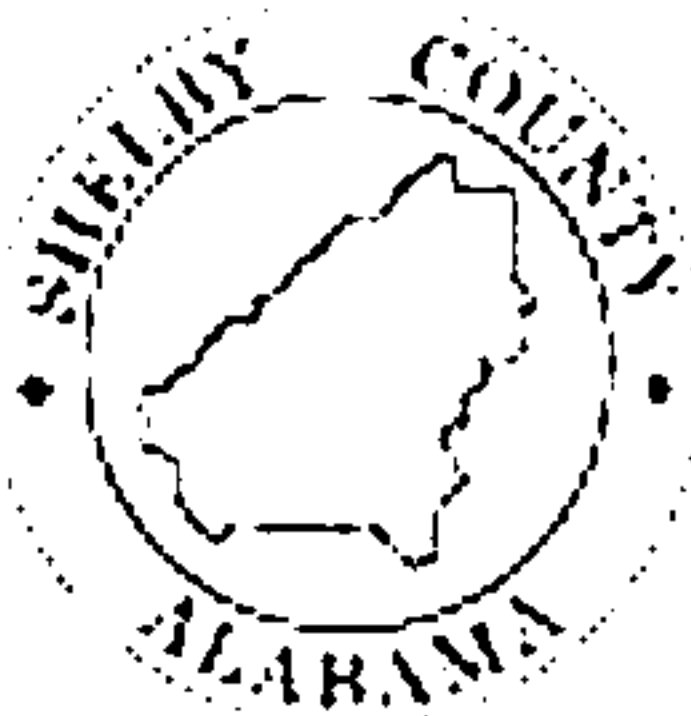
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

|               |  |
|---------------|--|
| Date          | Print <b>B. CHRISTOPHER BATTLES</b>  |
| Unattested    | Sign  |
| (verified by) | (Grantor/Grantee/Owner/Agent) circle one   |

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2019 12:48:33 PM  
\$446.50 CHERRY  
20191227000479030

Allen S. Beyl